



# Town Council Agenda Report

## **SUBJECT: SITE PLAN**

Application No. and Location: SP 6-14-99, 15400 SW 50th Street

## **TITLE OF AGENDA ITEM: Regency Park**

**REPORT IN BRIEF:** The applicant requests approval for two three story, 62,000 square foot office buildings, a perimeter access road, associated parking and landscaping. The proposed site will be located on parcel 4 of tract B within the master plan known as Regency Park. The construction process will be divided by phase I and phase II. The proposed perimeter road and landscaping within tract B will be completed during phase I construction. A modern architectural style is proposed with a beige tone color scheme. The south perimeter will be screened from the adjacent residential use with evergreen canopy trees and a continuous hedge.

## **PREVIOUS ACTIONS:** Not applicable

**CONCURRENCES:** The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

1. Providing a letter from Central Broward Drainage District approving the proposed lake easement and the vacation of the existing easement noted on the survey.
2. Providing additional shrubs along the east perimeter to create a continuous screen against the existing wall.
3. Coordinating the lighting plan with the building layout on the site plan.
4. Providing color and detail of proposed paver driveways.
5. Providing the following notes on the landscape plan:
  - a. Contractor shall provide sod to all landscaped areas not planted with shrubs or groundcover and to the edge of all right of ways.
  - b. A letter of acceptance from the Landscape Architect shall be submitted to the town prior to final sign off.
6. Providing a dimension between rear patios and adjacent structure.
7. Removing the 5' landscape island on the typical parking detail.
8. Relocating the bullnose, stop bar and double yellow at main entrance (east and west end), to 12' off perpendicular roadway edge of pavement. Provide striping in current bullnose location.
9. Showing all existing rights of way. Include plat book and page numbers of recorded information.
10. Upgrading 82nd Avenue to minimum safe and adequate access standards.
11. Providing a fire truck access from the interior roadway to the lake maintenance easement behind the townhomes. The access and the easement shall be stabilized to accommodate 32 tons.

12. Verifying all of the material are labeled on the plan.

13. Providing a minimum of 150' radius at the centerline of road.

**FISCAL IMPACT:** Not applicable

**RECOMMENDATION(S):** Motion to approve the site plan subject to planning report items 1 through 13; that the petitioner agreed to voluntarily discuss the relocation of a dumpster; and to increase the height of the Royal palms in the front from 8 foot grey wood to 12 foot grey wood, (4-0)

**Attachment(s):** Planning report, Application, Subject site map, Landuse map, Aerial.

**TOWN OF DAVIE  
PLANNING AND ZONING DIVISION  
PLANNING REPORT**

**SITE PLAN:** Regency Park SP 6-14-99

**APPLICANT:**      **Petitioner:** Charles Putman and Associates  
                                 **Owner:** Regency Square at Broward Joint Venture

**ANALYSIS:**      **Land Use/Zoning:** PUD (Planned Commercial)  
                                 **Location:** 15400 SW 50th Street

The applicant requests approval for two three story, 62,000 square foot office buildings, a perimeter access road, associated parking and landscaping. The proposed site will be located on parcel 4 of tract B within the master plan known as Regency Park. The construction process will be divided by phase I and phase II. The proposed perimeter road and landscaping within tract B will be completed during phase I construction.

The two buildings will be identical in size and appearance. A modern architectural style is proposed with a beige tone color scheme. The overall height of the buildings will be 38 feet to the roof deck and 48 feet to the top of the tallest parapet.

The site requires a parking ratio of 1 space per 200 square feet of gross floor area. A variance is currently in review to allow a reduction in required parking at ratio of 1 space per 250 square feet.

The landscape plan reflects a design for the perimeter roadway and the proposed building site within tract B. The roadway will have a Live Oak theme along both sides and Royal Palms and Ligustrum trees down the center medians. All medians will have shrubs and groundcover as under plantings. The building site shows Gumbo Limbo, Mahogany, Live Oak, and Royal palms in the parking areas and within the perimeter buffers. Adjacent to the buildings will be clusters of Montgomery palms, Washingtonia palms, Green Buttonwood and Crepe Myrtle trees. The south perimeter will be screened from the adjacent residential use with evergreen canopy trees and a continuous hedge.

Signage will be reviewed at a later date.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** **APPROVAL** subject to the following:

1. Providing details of flag poles.
2. Verify parking islands on the west end of the site to have a minimum width of 10 feet.
3. Providing the entire perimeter landscape materials at the time of Phase 1

Item No.

construction.

4. Coordinating the flag pole locations with the landscape design.
5. Note that sod is required in all swale areas and to edge of water.
6. Replacing the rear perimeter Java Plum trees with Ficus Nitida or evergreen species with equal impact.
7. Providing the required accent trees every 100 lf. along the rights of way.
8. Continuing the Cypress trees along the lake buffer adjacent to the Building site.
9. Increasing the size of Montgomery palms at the building's front to 15' and the Washingtonia palms to 16-20'.
10. Providing shrubs/groundcover in all of the parking islands.
11. Changing the Indian Hawthorn under the Royal palms at the main entrance drive to a species that will create a greater emphasis.
12. Verifying all of the material are labeled on the plan.
13. Providing a minimum of 150' radius at the centerline of road.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to planning report items 1 through 13; that the petitioner agreed to voluntarily discuss the relocation of a dumpster; and to increase the height of the Royal palms in the front from 8 foot grey wood to 12 foot grey wood, (4-0)

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

EXISTING ZONING: PUD (Planned Commercial)

LAND USE DESIGNATION: Commercial

ROADWAY MODIFICATION

**TOWN OF DAVIE USE ONLY**

SITE PLAN NC

SP 6-15-99

FEE \$ 4,538.00

RECEIPT NO. 7642

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to TOWN OF DAVIE

DATE FILED: JUNE 29, 1999

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: \_\_\_\_\_

FLOOR AREA: \_\_\_\_\_

NO. OF UNITS: \_\_\_\_\_

PETITIONER: Charles Putman & Associates

ADDRESS: 4722 N.W. Boca Raton Boulevard, Suite C-106  
Boca Raton, Florida 33431

PHONE: 561/ 994-6411

RELATIONSHIP TO PROPERTY: Agent

OWNER: Regency Square at Broward Joint Venture

ADDRESS: 1541 Sunset Drive, Suite 300, Coral Gables, Florida 33143

PROJECT NAME/SUBDIVISION NAME: Regency Square (PB 121, Page 48)

PROJECT ADDRESS: 15400 SW 50 ST.  
~~4801-4991 S.W. 148th Avenue~~, Davie, Florida 33330

LEGAL DESCRIPTION: See Attached

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: \_\_\_\_\_ DATE: \_\_\_\_\_

DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_

SITE PLAN COMMITTEE MEETING DATE: \_\_\_\_\_

TOWN COUNCIL MEETING DATE: \_\_\_\_\_

Culverhouse Investment Properties, Ltd.  
By: HFC, General Partner, Inc., a Florida Corp.

OWNER'S NAME(S)

Eugene F. Cassidy  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

Eugene F. Cassidy, Vice President  
P Palmer Ranch Development  
8588 Potter Park Drive, Suite 500  
ADDRESS

Sarasota, Florida 34328  
CITY, STATE, ZIP

(941) 922-0759  
PHONE

The foregoing instrument was acknowledged before me  
this 31<sup>st</sup> day of August, 1999, by  
Eugene F. Cassidy who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Cynthia M. Steele  
Print: CYNTHIA M. STEELE

My Commission Expires:



OFFICE USE ONLY

PETITIONER'S NAME

Charles Putman  
PETITIONER'S SIGNATURE

4722 NW 3<sup>rd</sup> Ave  
ADDRESS

Boca Raton, FL 33431  
CITY, STATE, ZIP

561-483-8171  
PHONE

The foregoing instrument was acknowledged before me  
this 1<sup>st</sup> day of September, 1999, by  
Charles Putman who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Lynn J. Pavia  
Print: LYNN J. PAVIA

My Commission Expires: 2-23-2000



Regency Square at Broward Joint Venture, a  
Texas Joint Venture  
By: SEC Commercial Realty Group, Inc., a  
Florida Corporation, Its Manager  
By: Gerald M. Higier, Chairman

OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST  
SIGN)

1541 Sunset Avenue, Suite 300

ADDRESS

Coral Gables, Florida 33143

CITY, STATE, ZIP

(305) 666-2140

PHONE

(305)

The foregoing instrument was acknowledged before me  
this 30 day of August, 1999 by  
Gerald M. Higier who is personally  
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:



OFFICE USE ONLY

PETITIONER'S NAME

PETITIONER'S SIGNATURE

4722 NW 2nd Ave

ADDRESS

Boca Raton, FL 33431

CITY, STATE, ZIP

561 483-8171

PHONE

The foregoing instrument was acknowledged before me  
this 1st day of September, 1999, by  
Charles Pitman who is personally  
known to me or who has produced

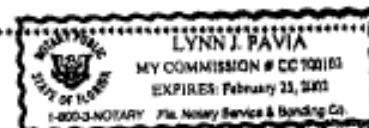
as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:



URBAN ALTA/ACSM LAND TITLE SURVEYDESCRIPTION

Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, Page 48, in the Public Records of Broward County, Florida.

LESS: PARCEL 1

A parcel of land lying in the SE 1/4 of Section 28, Township 50 South, Range 40 East, being a portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the most Northeast corner of said Tract 'A', said point being on the Southerly right-of-way line of Griffin Road, as in Official Records Book 9215, page 913, of said Broward County Public Records; thence run South 46°33'39" East for a distance of 49.34 feet to the Westerly right-of-way line of Volunteer Road (S.W. 148th Avenue), as in Official Records Book 7830, page 57; thence run South 01°44'27" East for a distance of 80.70 feet; thence run South 05°09'04" West for a distance of 100.00 feet; (the preceding two bearings and distances being along the Westerly right-of-way line of said Volunteer Road); thence run North 01°44'27" West for a distance of 132.95 feet; thence run North 04°15'33" East for a distance of 43.65 feet; thence run North 43°33'40" West for a distance of 51.87 feet to the said Southerly right-of-way line of Griffin Road; thence run North 88°37'08" East for a distance of 7.25 feet to the Point of Beginning.

AND LESS: PARCEL 2

That portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48, in the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract A; thence run North 01°44'27" West along the West line of said Tract A, for a distance of 1065.01 feet to the Point of Beginning; thence continue North 01°44'27" West along said West line, for a distance of 339.99 feet to the Northwest corner of said Tract A; thence run North 85°16'30" East along the North line of said Tract A, for a distance of 183.50 feet; thence run South 01°44'27" East for a distance of 239.75 feet; thence run South 57°19'46" West for a distance of 213.63 feet to the Point of Beginning.

AND LESS: PARCEL 3

That portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48, in the Public Records of Broward County, Florida, being more particularly described as follows:

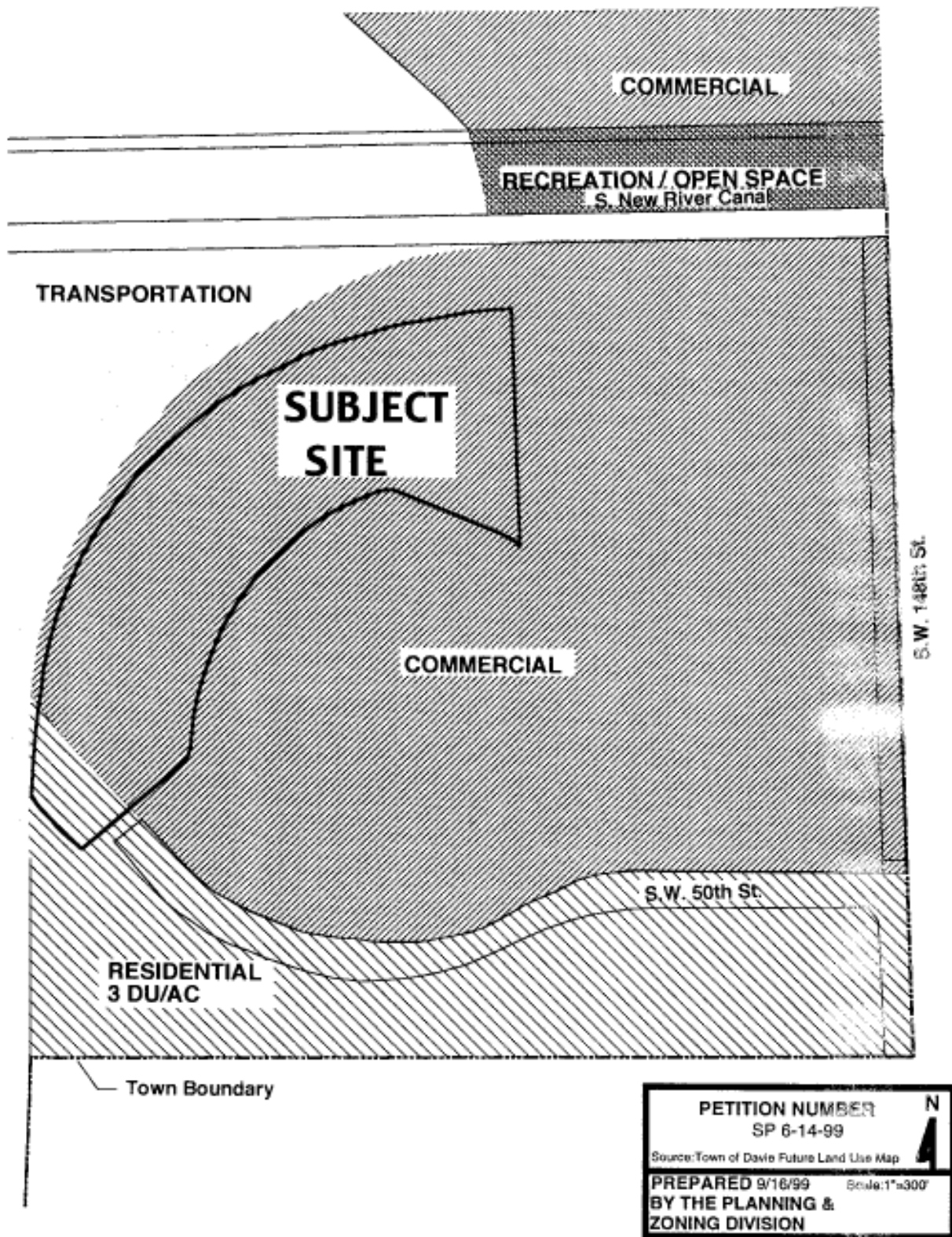
Commencing at the Southwest corner of said Tract A; thence run North 01°44'27" West along the West line of said Tract A, for a distance of 1065.01 feet to the Point of Beginning; thence continue North 01°44'27" West along said West line, for a distance of 339.99 feet to the North line of said Tract A; thence along said North line the following three courses: (1) North 85°16'30" East for a distance of 626.12 feet; (2) South 01°22'52" East for a distance of 0.75 feet; (3) North 88°37'08" East for a distance of 164.95 feet to the East line of said Tract A; thence along the East line of said Tract A, the following four courses: (1) South 46°33'39" East for a distance of 49.34 feet; (2) South 01°44'27" East for a distance of 80.70 feet; (3) South 05°09'04" West for a distance of 100.00 feet; (4) South 01°44'27" East for a distance of 34.02 feet; thence run South 88°15'33" West for a distance of 609.72 feet; thence run South 57°19'46" West for a distance of 236.99 feet to the Point of Beginning.

AND LESS: PARCEL 4

That portion of Tract A, REGENCY, according to the Plat thereof, as recorded in Plat Book 121, page 48 in the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract A; thence on an assumed bearing of North 01°44'27" West along the West line of said Tract A, for a distance of 1065.01 feet; thence run North 57°19'46" East for a distance of 236.99 feet; thence run North 88°15'33" East for a distance of 609.72 feet to a point on the East line of said Tract A; thence run South 01°44'27" East along the said East line for a distance of 60.00 feet to the Point of Beginning; thence continue South 01°44'27" East along said East line for a distance of 165.00 feet; thence run South 88°15'33" West for a distance of 200.00 feet; thence run North 01°44'27" West for a distance of 165.00 feet; thence run North 88°15'33" East for a distance of 200.00 feet to the Point of Beginning.





T

A-1

S. New River Canal

Griffin Rd.

**SUBJECT  
SITE**

Regency (124-48)

Lake

**P.U.D.  
(COUNTY)**

S.W. 148th Ave.

S.W. 50th St.

28 2

33

S.W. 50 St.

Palmetto Dr

SW 1st Ave

**PETITION NUMBER**

SP 6-14-99

N

4

**PREPARED 9/16/99  
BY THE PLANNING &  
ZONING DIVISION**

Scale: 1"= 300'

